

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Tynewydd Road

, Barry, CF62 8BB

£335,000

EXTENDED AND TOTALLY RENOVATED THROUGHOUT ..... This beautifully presented and maintained three bedroom semi-detached residence situated within the centre of Barry.

Accommodation briefly comprising; Entrance hallway. Cloakroom. Lounge. Large family room incorporating kitchen, dining and sitting areas. Three bedrooms and family bathroom to the first floor. Fabulous enclosed family garden to the rear. Driveway providing off road parking for multiple vehicles leading to detached garage.

This property needs to be seen to appreciate what the present vendors have undertaken to an excellent standard throughout. Early viewing is urged to avoid disappointment. EPC rating: D

### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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## ACCOMMODATION

### ENTRANCE

Via UPVC double glazed door with obscure glass panels leading into;

### HALLWAY

UPVC double glazed window to side elevation. Coving to ceiling. Fitted carpet to stairs rising to first floor landing benefitting from built in understairs storage cupboard housing consumer unit and meters. Radiator. Power points. Tile effect cushion flooring. Doors off to all rooms.

### DOWNSTAIRS W/C

Obscure UPVC double glazed window to side elevation. Two piece modern white suite comprising; corner floating wash hand basin with mixer tap over and low level w/c. Tiled to splash back areas. Continuation of tile effect cushion flooring.

### LOUNGE

13'7" x 11'8" approx  
UPVC double glazed picture window to front elevation. Coving to ceiling with centre piece. Feature wooden fire surround with coal effect gas fire in situ sent on marble back and heath. Television aerial. Radiator. Internet, telephone and power points. Fitted carpet.

### OPEN PLAN KITCHEN/DINER/FAMILY AREA

Ideal for hosting.

### Dining/Family Area

UPVC double french doors overlooking and leading out to garden. Velux window to rear elevation. Coving to ceiling. Ample room for lounge, leisure and dining room furniture. Radiator. Chrome effect lights witches and power points. Tiling to floor. Open to;

### Kitchen

UPVC double glazed window to side elevation Velux window to rear. Coving to ceiling. Modern range of high gloss wall, base, display and shelving units with wood effect laminate work surfaces over and matching upstands to splash back areas. Composite sink and drainer with mixer tap over. Built in grill, oven and four ring induction hob. Integrated fridge, freezer, dishwasher, washing machine and tumble dryer. Built in cupboard housing wall mounted combination boiler operating hot water and central heating. Matching breakfast bar area. Chrome effect light switches and power points. Tiling to floor. UPVC double glazed door overlooking and leading out to garden.

### FIRST FLOOR LANDING

UPVC double glazed window to side elevation. Access to loft space. Coving to ceiling. Fitted carpet. Doors off to bedrooms and bathroom.

### BEDROOM ONE

13'9" x 10'2" approx  
UPVC double glazed picture window to front elevation. Coving to ceiling. Television aerial. Radiator. Internet, telephone and power points. Fitted carpet.

### BEDROOM TWO

11'7" x 11'3" approx  
UPVC double glazed window to rear elevation overlooking the garden. Coving to ceiling. Range of built in mirror front wardrobes providing ample storage, shelving and hanging space. Radiator. Power points. Fitted carpet.

### BEDROOM THREE

7'8" x 7'6" approx  
UPVC double glazed picture window to front elevation. Coving to ceiling. Radiator. Power points. Fitted carpet.

### FAMILY BATHROOM

6'8" x 6'4" approx  
Obscure UPVC double glazed window to side elevation. Extractor fan. Coving to ceiling. Three piece modern white suite comprising; panel bath with mixer and wall mounted electric shower over, wash hand basin set into vanity unit with mixer tap over and low level w/c with concealed system. Contemporary tiling to splash back areas. Range of high gloss wall and base units with wood effect laminate work surface over providing ample storage space and shelving. Ladder style radiator/towel heater. Wood effect laminate flooring.

### OUTSIDE

### REAR GARDEN

Larger than average sunny family garden. Enclosed with timber and composite fencing. Patio area enclosed with wrought iron railings. Steps descending to area laid to decking benefitting from raised flower and shrub boarders. Patio slab pathway leading to area laid to lawn with sporadic planting to one side. Ample room for garden furniture. Decorative stone boarders. Pathway leading to timber gate giving access to front elevation.

### FRONT ELEVATION

Enclosed with brick boundary walls. Block driveway providing off road parking for several vehicles. Raised area laid to decorative stone chippings with shrubs. Gate giving side access to rear.

### TENURE

Freehold

### TOTAL FLOOR AREA

Approx. 86 m<sup>2</sup> = 925.696 ft<sup>2</sup>

### COUNCIL TAX BAND

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### MORTGAGE ADVICE

Free without obligation.

## Area Map



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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